

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles & Carol Stumpf, legal owner...of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section Section 1A04.2B.3 to permit sidewalk setback of 17' in lieu of the required 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

We need side set of 17' instead 50' to build an addition.

Reasons will be determined at the time of the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Charles J. Stumpf
Address 71 River Rd.
Baltimore, Md. 21221
Petitioner's Attorney Charles J. Stumpf
Protestant's Attorney Charles J. Stumpf

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day

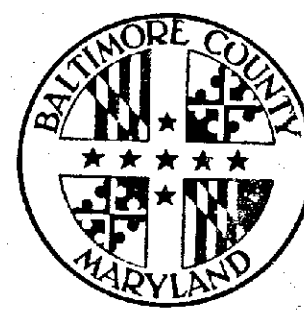
of May, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of May, 1980 at 9:15 o'clock A.M.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Charles Stumpf
71 River Road
Baltimore, Maryland 21221

RE: Item No. 230
Petitioners - Charles Stumpf, et ux
Variance Petition

Dear Mr. & Mrs. Stumpf:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

July 2, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #230, Zoning Advisory Committee Meeting, May 20, 1980, are as follows:

Property Owner: Charles J and Carol A. Stumpf
Location: W/S River Rd 196 S. Silver Lane
Acres: 0.362
District: 15th

This office has reviewed the subject petition and offers the following comment. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John W. Wimbley
John W. Wimbley
Planner III
Current Planning and Development

baltime county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-2550

STEPHEN E. COLLINS
DIRECTOR

June 12, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on Items 219, 223, 226, 227, and 230 of the Zoning Advisory Committee Meeting of May 20, 1980.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7010

PAUL H. RENCKE
CHIEF

June 19, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Charles J. & Carol A. Stumpf

Location: W/S River Road 196 S Silver Lane

Item No: 220

Zoning Agenda: Meeting of May 20, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Paul H. Rencke
Planning Group
Special Inspection Division

Noted and Approved: George M. McGonigle
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: June 2, 1980
FROM: Ted Burnham
SUBJECT: Zoning Advisory Committee Meeting
May 20, 1980

ITEM # 219	SEE COMMENTS
ITEM # 220	SEE COMMENTS
ITEM # 221	SEE COMMENTS
ITEM # 222	SEE COMMENTS
ITEM # 223	SEE COMMENTS
ITEM # 224	SEE COMMENTS
ITEM # 225	SEE COMMENTS
ITEM # 226	SEE COMMENTS
ITEM # 227	SEE COMMENTS
ITEM # 228	SEE COMMENTS
ITEM # 229	SEE COMMENTS
ITEM # 230	STANDARD COMMENT ONLY.

Ted Burnham
Ted Burnham
Plans Review Supervisor

TBB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: May 15, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: May 20, 1980

RE: Item No: 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Mr. Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

NNP/bp

ORDER RECEIVED FOR FILING

DATE August 25, 1980
BY [Signature]
ADMINISTRATIVE

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of August, 1980, that the herein Petition for Variance to permit a side yard setback of seventeen feet in lieu of the required fifty feet, for the expressed purpose of increasing the habitable area of the existing dwelling, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of River Rd., 196' :
S of Silver Lane, 15th District : OF BALTIMORE COUNTY
CHARLES STUMPF, et ux, Petitioners : Case No. 81-16-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

[Signature]
Peter Max Zimmerman
Deputy People's Counsel

[Signature]
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of July, 1980, a copy of the foregoing

Order was mailed to Mr. and Mrs. Charles J. Stumpf, 71 River Road, Baltimore, Maryland 21221, Petitioners.

[Signature]
John W. Hession, III

Variance Description

Beginning at a point located on the west side of River Road approximately .96' South of Silver Lane, and known as Lot #153 & #154 as shown on the Plat of Charles & Carol Stumpf which is recorded in the Land Records of Baltimore County in Liber 13 Folio 59.

PETITION FOR VARIANCE
15th District

ZONING: Petition for Variance for side yard setback
LOCATION: West side of River Road, 196 feet South of Silver Lane
DATE & TIME: Tuesday, July 15, 1980 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 17 feet in lieu of the required 50 feet

The Zoning Regulation to be excepted as follows:

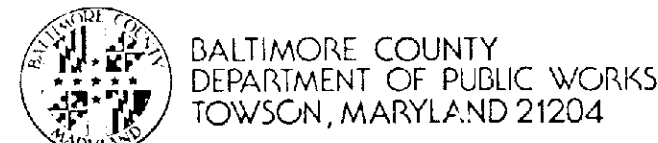
Section 1A04.3B.3 - side yard setbacks

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Charles Stumpf, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, July 15, 1980 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



HARRY J. PISTEL, P.E.
DIRECTOR

July 1, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #230 (1979-1980)
Property Owner: Charles J. & Carol A. Stumpf
W/S River Rd. 196 S. Silver Lane
Existing Zoning: RC 5
Proposed Zoning: Variance to permit a side setback of 17' in lieu of the required 50'.
Acres: 0.362 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lots 153 and 154 of "Cedar Beach Subdivision No. 3", recorded C.H.K. 13, Folio 59.

Highways:

River Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #230 (1979-1980)
Property Owner: Charles J. & Carol A. Stumpf
Page 2
July 1, 1980

Water and Sanitary Sewer:

There is an 8-inch public water main in River Road (Drawing #66-0704, File 3). Public sanitary sewerage is not available to serve this property, which is utilizing a private on-site sewage disposal system.

This property is within the Baltimore County Metropolitan District and beyond the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-25B, as amended, respectively, indicate "Existing Service" and "Planned Service" in 11 to 30 years in the area.

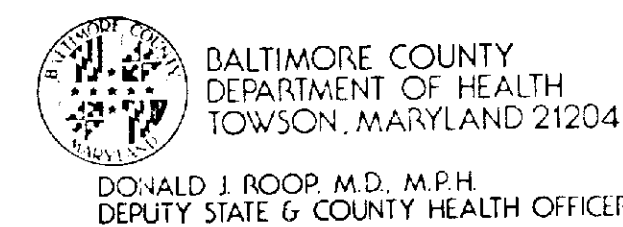
Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley, J. Somers

E-NE Key Sheet
7 SE 38 Pos. Sheet
SE 2 J Topo
105 Tax Map



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

July 14, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

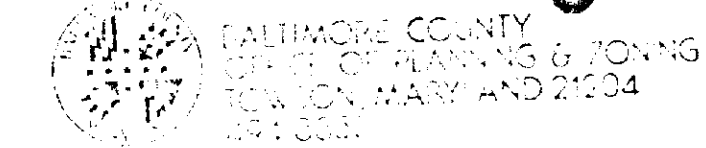
Comments on Item #230, Zoning Advisory Committee Meeting of May 20, 1980, are as follows:

Property Owner:	Charles J. & Carol A. Stumpf
Location:	W/S River Rd. 196. S Silver La.
Existing Zoning:	R.C. 5
Proposed Zoning:	Variance to permit a side setback of 17' in lieu of the required 50'.
Acres:	0.362
District:	15th

The existing dwelling is presently served by metropolitan water and a private sewage disposal system. The addition which is partially completed, will not include any additional plumbing fixtures and the owners intend that the dwelling remain a single family residence.

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw



WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 2, 1980

Mr. & Mrs. Charles J. Stumpf
71 River Road
Baltimore, Maryland 21221

RE: Petition for Variance
W/S River Rd., 196' S Silver Lane
Case No. 81-16-A

Dear Mr. & Mrs. Stumpf:

This is to advise you that \$11.75 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEP:sj

Mr. & Mrs. Charles J. Stumpf
71 River Road
Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petition for Variance - W/S River Rd., 196' S of Silver Lane
Case No. 81-16-A

TIME: 9:45 A.M.

DATE: Thursday, July 15, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
FROM: Petition No. 81-16-A
SUBJECT: Petition for Variance
West side of River Road, 196 feet South of Silver Lane
Petitioner- Charles Stumpf

Petition for Variance
West side of River Road, 196 feet South of Silver Lane
Petitioner- Charles Stumpf

Fifteenth District

HEARING: Tuesday, July 15, 1980 (9:45 A.M.)

There are no comprehensive planning factors
requiring comment on this petition.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JES:JGH:vg

August 25, 1980

Mr. & Mrs. Charles J. Stumpf
71 River Road
Baltimore, Maryland 21221

RE: Petition for Variance
W/S of River Road, 196' S of Silver
Lane - 15th Election District
Charles J. Stumpf, et ux -
Petitioners
NO. 81-16-A (Item No. 230)

Dear Mr. & Mrs. Stumpf:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. & Mrs. Charles Stumpf
71 River Road
Baltimore, Maryland 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 28th day
of May, 1980

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Charles Stumpf, et ux
Petitioner's Attorney Nicholas B. Commodari
Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15 Date of Posting 6/19/80
Posted for: Petition for Variance
Petitioner: Charles Stumpf, et ux
Location of property: W/S of River Road, 196' S of Silver Lane
Location of Signs: Front of property (71 River Rd.)
Remarks:
Posted by: William E. Hammond Date of return: 7/2/80
Number of Signs: 1

PETITION FOR VARIANCE
15th DISTRICT
ZONING: Petition for Variance for
side yard setback
LOCATION: West side of River
Road, 196 feet South of Silver
Lane
DATE & TIME: Tuesday, July 15,
1980 at 9:45 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Baltimore
County, by authority of the
Zoning Act and Regulations of Baltimore
County, will hold a public
hearing:
Petition for Variance to permit a
side yard setback of 17 ft. in lieu of
the required 50 feet.
The Zoning Regulations to be
excused as follows:
Section 1404.03 - side yard setback
All that parcel of land in the
Fifteenth District of Baltimore County
Beginning at a point located on
the west side of River Road, approximately
196' South of Silver Lane,
and known as Lot 59, 154 & 153, as
shown on the Plat of Charles J. Stumpf
et ux which is recorded in the
Land Records of Baltimore
County in Liber 13, Folio 59.
Being the property of Charles
Stumpf, et ux, as shown on plat
plan filed with the Zoning Department.
Hearing Date: Tuesday, July 15,
1980 at 9:45 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
June 26

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 26, 1980
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of one time successive weeks before the 15th day of July, 1980, the first publication
appearing on the 26th day of June, 1980.

THE JEFFERSONIAN,
B. L. Smith
Manager

Cost of Advertisement, \$

PETITION FOR VARIANCE

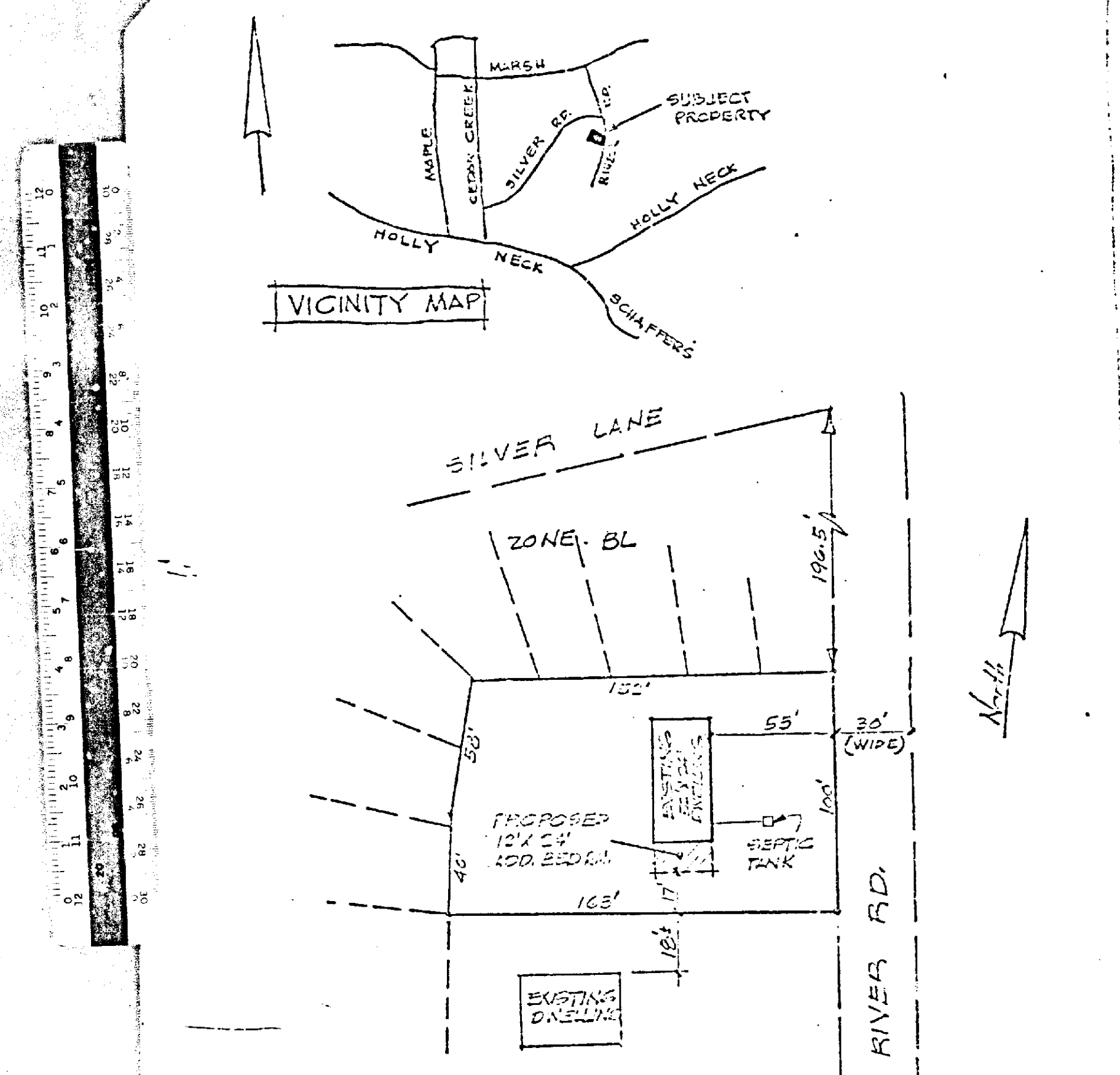
15th District
Zoning: Petition for Variance
for side yard setback.
Location: West side of River
Road, 196 feet South of Silver
Lane.
Date & Time: Tuesday, July
15, 1980 at 9:45 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and
Regulations of Baltimore
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hearing:
Petition for Variance to
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feet in lieu of the required 50
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excused as follows:
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setbacks.
All that parcel of land in the
Fifteenth District of Baltimore
County.
Beginning at a point located
on the west side of River Road
approximately 196' South of
Silver Lane, and known as Lot
153 and 154 as shown on the
Plat of Charles J. Stumpf et
ux which is recorded in the
Land Records of Baltimore
County in Liber 13, Folio 59.
Being the property of Charles
Stumpf, et ux, as shown on plat
plan filed with the Zoning
Department.
Hearing Date: TUESDAY, JULY 15, 1980
AT 9:45 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., June 26, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper
printed and published in Baltimore County, once in
each of one successive
weeks before the 15th day of
July, 1980.
S. D. W. H.
Publisher.



PLAT TO ACCOMPANY ZONING VARIANCE
FOR CHARLES & CAROL STUMPF
15th ELECT. DISTRICT
ZONED RC-5
LOT 153 & 154, BOOK #13, FOLIO 59
PUBLIC UTILITIES EXISTING IN THE STREET

SCALE: 1" = 50'

OWNERS WILL TAKE FULL RESPONSIBILITY
AS TO THE INFORMATION PROVIDED ON
SAID PLAT PREPARED BY SAID TO
DATE
DATE
DATE

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 8 day of May, 1980
Filing Fee \$ 25 Received: Check
Cash
Other

Charles J. Stumpf
Petitioner
Submitted by *Charles J. Stumpf*
Reviewed by *William E. Hammond*
William E. Hammond, Zoning Commissioner

*This is not to be interpreted as acceptance of the Petition for assignment of a
hearing date.

RECEIVED	DATE	AMOUNT	ACCOUNT	NO.
Carol A. Stumpf	June 11, 1980	25.00	414-10	088634
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - RECEIPTS SECTION MISCELLANEOUS CASH RECEIPT				
DATE: June 11, 1980 ACCOUNT: 414-10 AMOUNT: 25.00				
RECEIVED Carol A. Stumpf				
FROM: William E. Hammond, Zoning Commissioner				
FOR: Advertising and Posting for Case No. 81-16-A				